

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of June 21, 2001 through August 15, 2001

Date: August 30, 2001

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the University of Iowa.

Executive Summary:

The University of Iowa requests approval of program statements for two University of Iowa Hospitals and Clinics projects:

Development of a Center for Excellence in Image Guided Radiation Therapy project which would provide state-of-the-art replacement facilities for the Department of Radiation Oncology; and

Development of a Pre-Surgical Evaluation Clinic project which would improve patient services by consolidating a number of pre-surgical outpatient services within the Surgery Outpatient Clinic located in the Colloton Pavilion.

The University requests approval of project descriptions and budgets and architect/engineer agreements for the following projects:

Riverside Drive and Iowa Center for the Arts Campus Storm Water Management Improvements—Final Phase project (\$1,762,000) and engineering agreement with NNW, Inc., Iowa City, Iowa, (\$141,600) which would complete storm water improvements on the Iowa Center for the Arts campus; and

University Hospitals and Clinics—General Hospital and Southeast Addition Corridor Wall Life Safety Compliance project (\$391,600) and engineering agreement with Shive-Hattery, Iowa City, Iowa, (\$32,200) which would upgrade corridor areas to conform with code requirements.

The University presents for Board ratification two revised budgets and contract awards which were approved by the Executive Director:

Revised project budget (\$4,950,000) and construction contract award to Foster Wheeler Energy Services (\$3,400,000) for the **Power Plant—Boiler #10 Repairs** project which were approved to allow the University to proceed with critical repairs to the boiler; and

Revised project budget (\$1,325,000) and construction Change Order #1 with Todd Hackett Construction (\$133,141) for the **Mississippi River Environmental Research Station** project which were approved to address unforeseen conditions at the project site and avoid contractor delays.

The University requests approval of a revised project budget (\$298,000) and Amendment #1 to the engineering agreement with Shive-Hattery, Iowa City, Iowa, (\$15,008) for the **Coal Storage Site—Removal of Improvements** project for the removal of additional coal from the site beyond the estimated amount.

The University requests approval of an engineering agreement with The Durrant Group, Dubuque, Iowa, (\$35,690) to provide design services for the **University Hospitals and Clinics—Upgrade Wireless Communication System** project.

The University requests approval of Amendment #1 (\$317,949) to the agreement with Herbert Lewis Kruse Blunck, Des Moines, Iowa, for additional design services for the **Blank Honors Center** project.

Background and Analysis:

Development of a Center of Excellence in Image Guided Radiation Therapy

Possible Sources of Funds: Hospital Revenue Bonds, Gifts and Grants, and/or
University Hospitals Building Usage Funds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2000	Approved
Architectural Agreement (HLM Design USA, Iowa City, IA)	\$ 1,175,000 (est.)	Dec. 2000	Approved
Program Statement		Sept. 2001	Requested

This project would develop the Center of Excellence in Image Guided Radiation Therapy in the lower level of a new wing to be constructed on the west side of the Pomerantz Family Pavilion. This project would provide state-of-the-art radiation systems for use by the Department of Radiation Oncology.

The Center would total 38,722 gross square feet of space and would provide the first computer-guided radiation delivery facility in the world. The project would correct the serious space deficiencies in the existing Radiation Oncology Center which is located in approximately 9,000 square feet of space on the first floor of the General Hospital. The primary deficiency with this space is the size and shielding of the radiation treatment vaults, which greatly limit the full utilization of modern radiation treatment technologies. The lack of adequate space also hampers the training of Iowa's future radiation oncologists and technologists.

The building program for the Center reflects the essential project components and estimated space requirements to meet the programmatic and service requirements of the Department of Radiation Oncology. The University reports that the space requirements for these components will be further refined during the design phase of the project.

The following are highlights of various components within each space category for the proposed Center of Excellence in Image-Guided Radiation Therapy.

Treatment Delivery and Support

Radiation Therapy Vaults

The Center would include five treatment vaults of approximately 800 net square feet each (4,000 net square feet total) to accommodate radiation treatment devices to serve both current and future anticipated patient volume.

The Center's existing space houses four treatment vaults ranging in size from 200 to 500 net square feet. Providing sufficient space to accommodate contemporary radiation treatment equipment is a critical element of the Center and a necessity for providing patient therapies and training health care professionals.

High Dose Rate Brachytherapy

The Center would house a dedicated, shielded room (approximately 120 net square feet) to accommodate this specific radiation treatment. This common form of radiation therapy once required an inpatient hospital stay but now is provided on an outpatient basis. The present Center does not provide any dedicated space for this treatment.

Patient Dressing and Gowned Waiting Facilities

The Center would include 500 net square feet for private dressing rooms, gowned waiting rooms for patients, and a waiting room for family. The existing space does not provide dedicated patient dressing and waiting areas, requiring patients to use restrooms to change into hospital gowns and to use the building corridors as waiting space.

Patient Examination, Consultation and Support

The Center would include approximately 3,500 net square feet to accommodate 12 examination rooms and two patient/family consultation rooms. Several of the existing six patient examination rooms are not large enough to meet code requirements nor accommodate a patient's family members. The increase in the number of examination rooms is based on the projected doubling in the number of new cancer patients who will be treated in the Center, and the need to accommodate multidisciplinary cancer clinics which currently cannot be housed within the existing radiation oncology facilities.

This space would also provide holding facilities for adult and pediatric patients who may require the administration of intravenous fluids, sedatives or chemotherapeutic agents prior to their radiation treatment, as well as recovery time following their procedures. There is no space to accommodate these functions in the present facility.

Faculty/Staff Offices

The Center would provide approximately 2,800 net square feet to house faculty and support staff offices, and work rooms, locker rooms and storage areas. These functions are currently located in approximately 2,050 square feet of space.

Patient/Family Reception, Waiting and Support

The Center would include 2,800 net square feet for patient and family waiting areas, including a segregated pediatric patient waiting area and playroom. This area would also provide cancer reference and information services and would serve as the reception, clerical and record storage areas for the Center. These functions are currently housed in approximately 1,000 square feet of space in the existing Radiation Oncology Center.

Treatment Planning and Support

Simulator Space

The Center would provide two simulator suites (900 net square feet total) for use in planning patient treatments; the simulators are used to establish accurately the patient's position within the radiation beam. The suites would be designed to accommodate advanced CT scanners, MRI units and other simulation technology. The existing two simulator rooms total 800 net square feet; these spaces are not sufficient to accommodate state-of-the-art simulator systems.

Treatment Planning, Dosimetry, and Image Processing

The Center would provide approximately 1,200 net square feet of space to house the advanced computer work stations that have become a necessary element of patient treatment planning. These functions are seriously compromised in the existing 300 net square feet of space.

Faculty/Staff Educational and Conference Rooms

The Center would include a conference room and library totaling approximately 800 net square feet which would serve the educational needs of the Department. These functions are currently housed in 629 square feet of space.

Building Support

The Center would include approximately 700 net square feet of housekeeping space and electrical and telecommunications closets.

The following is the space summary for the Center of Excellence in Image-Guided Radiation Therapy.

	Existing <u>Space</u>	Building Program <u>(New Space)</u>	
Treatment Delivery and Support	2,047	8,117	
Patient Examination, Consultation and Support	1,245	3,534	
Faculty/Staff Offices	2,047	2,784	
Patient/Family Reception, Waiting and Support	1,024	2,777	
Treatment Planning and Support	1,974	2,747	
Faculty/Staff Educational and Conference Rooms	628	1,146	
Building Support	<u>56</u>	<u>725</u>	
Total Net Assignable Space	9,021	21,830	nsf
Total Gross Square Feet	14,308	38,722	gsf
Net-to-Gross Ratio (Program) = 56 percent			

The estimated cost for construction of the Center is approximately \$25.6 million; cost figures will be further developed and refined as planning proceeds. The project may be funded with a combination of hospital revenue bonds, gifts and grants, and University Hospitals Building Usage Funds. The source of funds will be further reviewed prior to presentation of the project budget for Board approval.

University Hospitals and Clinics—Development of a Pre-Surgical Evaluation Clinic

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2001	Approved
Program Statement		Sept. 2001	Requested

This project would renovate 13,479 gross square feet of space in the Surgery Outpatient Clinic (first floor of the Colloton Pavilion) to provide a Pre-Surgical Evaluation Clinic. According to UIHC, the increase in outpatient surgical procedures at UIHC requires more efficient pre-surgical patient evaluation. The project would be undertaken in several phases to permit outpatient services to continue while the project proceeds.

The Surgery Outpatient Clinic would continue to serve as the ambulatory clinic setting for the general, vascular, transplant, and plastic surgery divisions of the Department of Surgery. Due to the increasing number of patients who would utilize this area with development of the Pre-Surgical Evaluation Clinic, the existing patient waiting area would require renovation and expansion to provide additional patient education facilities, staffing rooms for resident and medical student education, and an expanded patient chart control area to facilitate better the flow of documentation through the clinic. In addition, the project would provide refurbishment and new furnishings for the existing space.

The following is the space summary for the Pre-Surgical Evaluation Clinic.

Patient/Family Reception, Waiting and Support Rooms	5,053	
Patient Examination, Consultation and Support Rooms	<u>4,196</u>	
Total Net Assignable Space	9,249	nsf
Total Gross Square Feet	13,479	gsf
Net-to-Gross Ratio = 69 percent		

When the University requested permission to proceed with project planning, it indicated that the clinic would be housed in approximately 20,000 gross square feet of space. However, the University has since determined that less space is needed to accommodate the clinic functions.

The estimated cost to develop the Pre-Surgical Evaluation Clinic is approximately \$1.6 million, which would be funded with University Hospital Building Usage Funds.

Riverside Drive and Iowa Center for the Arts Campus Storm Water Management Improvements—Final Phase

Source of Funds: City of Iowa City, Income from Treasurer's Temporary Investments, Utilities Enterprise Improvement and Replacement Funds, and Information Technology Services

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Phase 1</u> ¹			
Project Description and Total Budget	\$ 133,000	Sept. 1998	Ratified ²
<u>Phase 2</u> ¹			
Project Description and Total Budget	790,000	April 1999	Approved
<u>Phase 3</u> ³			
Project Description and Total Budget	1,762,000	Sept. 2001	Requested
Architect/Engineer Agreement (NNW, Inc., Iowa City, IA)	141,600	Sept. 2001	Requested

¹Project administered by City of Iowa City; project budget represents University's costs only

²Approved by University in accordance with Board procedures

³Project to be administered by University; project budget represents total costs and includes funding from City of Iowa City

This project is a continuation of the storm water management improvements on the Iowa Center for the Arts campus and adjacent areas. The project was undertaken as a joint effort with the City of Iowa City to correct flooding problems, which resulted from inadequate storm drainage in the area. The project has been underway since 1998 and has included the installation of backflow preventers and water pumps, replacement of storm sewers, and other sewer improvements.

The current project (Phase 3) would complete the storm water improvements; a storm sewer would be installed to the west and north of the International Center. The sewer line would connect the area west of Ferson Avenue with sewers installed at North Riverside Drive near the Museum of Art. A map which identifies the location of the proposed sewer line is included as Attachment A.

The sewer line would be constructed to serve as a bicycle and pedestrian route between the recently completed Highway 6 pedestrian overpass and the Arts Campus. The project would also include minor storm sewer and communications ductbank improvements in the area.

The University requests approval to enter into an agreement with NNW, Inc., to provide engineering services for the project. The agreement provides for a fee of \$141,600, including reimbursables.

Project Budget

Construction	\$ 1,400,000
Design, Inspection and Administration	
Consultants	141,600
Design and Construction Services	80,000
Contingency	<u>140,400</u>
 TOTAL	 <u>\$ 1,762,000</u>
 Source of Funds:	
City of Iowa City	\$ 900,000
Income from Treasurer's Temporary	
Investments	735,000
Utilities Enterprise Improvement and	
Replacement Funds	80,000
Information Technology Services	<u>47,000</u>
 TOTAL	 <u>\$ 1,762,000</u>

University Hospitals and Clinics—General Hospital and Southeast Addition
Corridor Wall Life Safety Compliance

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 391,600	Sept. 2001	Requested
Engineer Agreement (Shive-Hattery, Iowa City, IA)	32,200	Sept. 2001	Requested

This project would upgrade the exit access corridor walls on the five levels of the General Hospital and Southeast Addition to restore the fire rating of the corridor walls in compliance with building codes. Construction, repair and maintenance projects have deteriorated the required fire safety corridor wall protection.

The University requests approval to enter into an agreement with Shive-Hattery to provide design services for the project. The agreement provides for a fee of \$32,200, including reimbursables.

Project Budget

Construction	\$ 313,300
Architectural/Engineering Support	31,400
Planning and Supervision	15,500
Contingency	<u>31,400</u>
 TOTAL	 <u>\$ 391,600</u>

Power Plant—Boiler #10 Repairs

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement (Stanley Consultants, Muscatine, IA)	\$ 165,000	April 2001	Approved
Project Description and Total Budget Engineering Amendment #1 (Stanley Consultants)	3,710,000 117,000	April 2001 June 2001	Approved Approved
Revised Project Budget Construction Contract Award (Foster Wheeler Energy Services, San Diego, CA)	4,950,000 3,400,000	Sept. 2001 Sept. 2001	Ratification ¹ Ratification

¹Approved by Executive Director in accordance with Board procedures

This project would replace the boiler economizer and induced draft fan for Boiler #10, which is one of two coal-fired units in operation at the Main Power Plant. Boiler #10, which was placed in service in 1978, provides approximately one-half of the University's total steam supply. The University has reported failures and serious, widespread problems with the boiler economizer, and numerous repairs to the boiler's induced draft fan. The University has indicated that both components must be replaced immediately to maintain the long-term reliability of the boiler.

In August 2001, the University received Executive Director approval of a revised project budget in the amount of \$4,950,000, an increase of \$1,240,000. The revised budget was requested by the University to allow award of the construction contract for the project.

One bid was received for the construction contract which exceeded the engineering estimate by approximately 68 percent and the construction budget by approximately 13 percent. The University and the project engineers, Stanley Consultants, recommended proceeding with the project and awarding the construction contract to the single bidder, Foster Wheeler Energy Services, in the amount of \$3,400,000. The recommendation was based on the urgent need to complete the boiler repairs prior to the upcoming heating system to ensure the reliability of the campus steam supply and minimize the usage of the natural gas boilers with their higher costs.

The revised budget includes additional funding from Utility System Revenue Bonds.

Project Budget

	Initial Budget <u>June 2001</u>	Revised Budget <u>Aug. 2001</u>
Construction	\$ 3,016,000	\$ 4,433,000
Design, Inspection and Administration		
Consultants	296,000	296,000
Design and Construction Services	98,000	100,000
Contingency	<u>300,000</u>	<u>121,000</u>
TOTAL	<u>\$ 3,710,000</u>	<u>\$ 4,950,000</u>
Source of Funds:		
Utility Enterprise Improvement and Replacement Funds	\$ 3,710,000	
Utility Enterprise Improvement and Replacement Funds and/or Utility System Revenue Bonds	<u> </u>	<u>\$ 4,950,000</u>
TOTAL	<u>\$ 3,710,000</u>	<u>\$ 4,950,000</u>

Mississippi River Environmental Research Station
Proposed Source of Funds: Private Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 1999	Approved
Engineer Selection (Stanley Consultants)		April 2000	Approved
Engineering Agreement (Stanley Consultants)	\$ 142,000	June 2000	Approved
Program Statement		Sept. 2000	Approved
Schematic Design		Sept. 2000	Approved
Project Description and Total Budget	1,200,000	Sept. 2000	Approved
<u>Construction Contracts</u>			
Reject Bids (12/00 Bid Opening)		March 2001	Ratified
Construction Contract Award (Todd Hackett Construction)	956,000	May 2001	Ratified
Revised Project Budget	1,325,000	Sept. 2001	Ratification ¹
Construction Change Order #1 (Todd Hackett Construction)	133,141	Sept. 2001	Ratification ¹

¹Approved by Executive Director in accordance with Board procedures.

This project will construct a 10,000 square foot industrial-type facility to house the Mississippi River Environmental Research Station for the College of Engineering's IIHR – Hydroscience and Engineering. The station will provide opportunities for researchers and educators to study river ecosystems in a multidisciplinary setting. The research station will be located at the Department of Natural Resources Fairport Fish Hatchery in Fairport, Iowa, which is located on the Mississippi River near Muscatine.

In July 2001, the University received Executive Director approval of a revised project budget in the amount of \$1,325,000, an increase of \$125,000. The revised budget was requested to fund the additional work required to address unforeseen conditions in the project area. To prepare the site for construction of the building, debris needed to be removed and structural fill added to make the soil suitable for construction. The additional funding for the project will be provided by gifts to the University.

The University also received Executive Director approval of Change Order #1 in the amount of \$133,141 to the construction contract with Todd Hackett Construction for the additional work. The change order would increase the construction contract to \$1,089,141, which can be funded within the revised project budget utilizing contingency funds.

The University requested Executive Director approval of the revised budget and change order to avoid contractor delays and additional costs.

Project Budget

	Initial Budget <u>Sept. 2000</u>	Revised Budget <u>July 2001</u>
Construction	\$ 937,000	\$ 1,062,000
Design, Inspection and Administration		
Consultants	154,700	154,700
Design and Construction Services	61,400	61,400
Contingency	<u>46,900</u>	<u>46,900</u>
TOTAL	<u>\$ 1,200,000</u>	<u>\$ 1,325,000</u>

Coal Storage Site—Removal of Improvements

Source of Funds: Utilities Enterprise Improvement and Replacement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 247,000	June 2001	Ratification ¹
Engineer Agreement (Shive-Hattery, Iowa City, IA)	60,542	Jan. 2001	Not Required ¹
Construction Contract Award (IOKUA Enterprises)	130,419	April 2001	Not Required ¹
Construction Change Order #1 (IOKUA Enterprises)	11,600	Aug. 2001	Not Required ¹
Revised Project Budget	298,000	Sept. 2001	Requested
Engineering Amendment #1 (Shive-Hattery)	15,008	Sept. 2001	Requested

¹Approved by University in accordance with Board procedures.

This project would remove University improvements to its former coal storage site in Coralville. The University leased the site from the CRANDIC railroad since the 1940s, but the lease expired and will not be renewed since the property is being sold to the City of Coralville. According to the terms of the lease, the University is required to remove all improvements and restore the site to its pre-lease condition.

The University has proceeded with the project to remove the improvements, including work completed in the early 1990s to satisfy regulations relating to storm water run-off. During the course of the project, an additional 7,000 cubic yards of coal, beyond the initial estimate, were discovered and removed, and corresponding quantities of fill dirt were added to the site. The revised budget reflects contractor costs to remove the additional coal, plus additional testing and coordinating costs with the City of Coralville, CRANDIC Railroad, and the Iowa Department of Natural Resources for state environmental compliance.

The University requests approval of Amendment #1 in the amount of \$15,008 to the engineering agreement with Shive-Hattery. The amendment will provide compensation for the additional design services, as well as the required soil tests and studies.

Project Budget

	<u>Initial Budget June 2001</u>	<u>Revised Budget Sept. 2001</u>
Construction	\$ 165,000	\$ 201,000
Design, Inspection and Administration		
Consultants	60,000	75,550
Design and Construction Services	5,000	11,450
Contingency	<u>17,000</u>	<u>10,000</u>
 TOTAL	 <u>\$ 247,000</u>	 <u>\$ 298,000</u>

University Hospitals and Clinics—Upgrade Wireless Communication System

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 500,000	April 2000	Approved
Engineering Agreement			
(The Durrant Group, Dubuque, IA)	35,690	Sept. 2001	Requested

This project would install a wireless, integrated communications system to serve all UIHC Facility Services functions. The project would replace the obsolete radio communications system currently used to ensure fast, effective and clear communications.

The University requests approval to enter into an agreement with The Durrant Group to provide design services for the project. The agreement provides for a fee of \$35,690, including reimbursables.

Blank Honors Center

Source of Funds: Gifts, TTI, Master Lease (for furnishings and equipment),
Utility System Funds and Parking System Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Blank Honors Center/Careers Center</u> (formerly known as Cleary Walkway/ Market Street Development)			
Permission to Proceed		Oct. 1999	Approved
Site Master Plan		June 2001	Received
<u>Blank Honors Center</u> Architectural Selection (Herbert Lewis Kruse Blunck,) Des Moines, IA)			
Architectural Agreement - Site Planning (Herbert Lewis Kruse Blunck)	\$ 100,500	April 2000	Approved
Architectural Agreement - (Herbert Lewis Kruse Blunck)	747,708	Sept. 2000	Approved
Building Program		Feb. 2001	Approved
Schematic Design		June 2001	Approved
Project Description and Total Budget	13,940,000	June 2001	Approved
Construction Contract Award— Site Utilities (Modern Piping)			
	306,312	Sept. 2001	Ratification
Architectural Amendment #1 (Herbert Lewis Kruse Blunck)			
	317,949	Sept. 2001	Requested

This project would construct the 58,700 square foot Blank Honors Center to house the administrative office areas for the Belin-Blank Center for Gifted and Talented Education and the University Honors Program, as well general instructional areas.

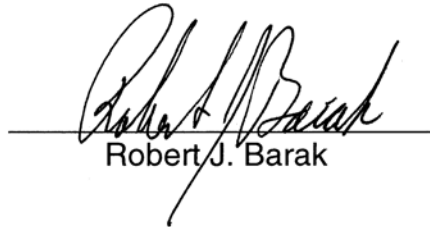
The University requests approval of Amendment #1 in the amount of \$317,949 to the agreement with Herbert Lewis Kruse Blunck. The amendment would provide compensation for additional design services associated with an expanded project scope, which increased during the design phase of the project. The amendment would also provide compensation for a communications/data consultant, the preparation of presentation materials, and the selection of furnishings.

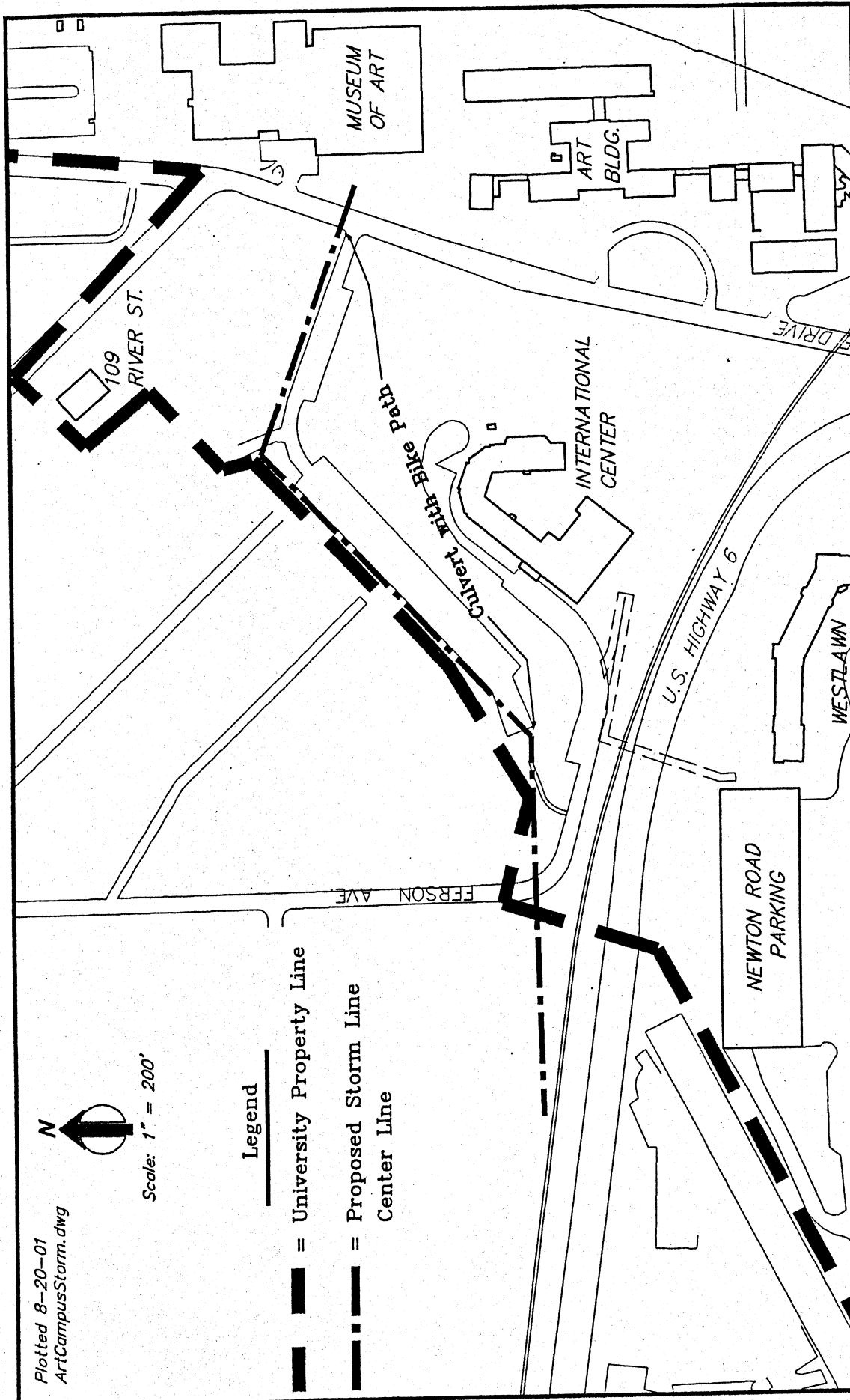
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Included in the University's capital register for Board ratification are eight project budgets under \$250,000, five amendments to engineering agreements which were approved by the University in accordance with Board procedures, seven construction contracts awarded by the Executive Director, and the acceptance of five completed construction contracts. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Sheila Lodge

Approved: _____


Robert J. Barak



THE UNIVERSITY OF IOWA - LOCATION MAP
Riverside Drive and Iowa Center for the Arts Campus
Storm Water Management Improvements - Final Phase

